136.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,688,400 / 1,688,400
					USE VALUE:	1,688,400 / 1,688,400
					ASSESSED:	1,688,400 / 1,688,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBERG ALANNA & JASPER	
Owner 2:		
Owner 3:		
Street 1:	15 KENSINGTON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TRINITY HOME DEVELOPMENT LLC -
Owner 2:	-
Street 1:	C/O DESIGN 1 KITCHEN DEVELOPMENT LLC
Twn/City:	BEDFORD
St/Prov:	MA / Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 7,486 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 5019 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 5 Bdrms.

Frances J Kozar

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7486.000	1,108,300		580,100	1,688,400
Total Card	0.172	1,108,300		580,100	1,688,400
Total Parcel	0.172	1,108,300		580,100	1,688,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.38 | /Parcel: 336.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,200	0	7,486.	580,100	809,300	809,300	Year End Roll	12/18/2019
2019	101	FV	188,200	0	7,486.	612,400	800,600	800,600	Year End Roll	1/3/2019
2018	101	FV	188,200	0	7,486.	451,200	639,400	639,400	Year End Roll	12/20/2017
2017	101	FV	188,200	0	7,486.	431,900	620,100	620,100	Year End Roll	1/3/2017
2016	101	FV	188,200	0	7,486.	399,600	587,800	587,800	Year End	1/4/2016
2015	101	FV	176,600	0	7,486.	335,200	511,800	511,800	Year End Roll	12/11/2014
2014	101	FV	176,600	0	7,486.	327,400	504,000	504,000	Year End Roll	12/16/2013
2013	101	FV	176,600	0	7,486.	312,000	488,600	488,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRINITY HOME DE	75365-157	1	8/14/2020		2,100,000	No	No		
KEZERIAN FRANCE	71439-346		8/7/2018	Estate/Div	756,000	No	No		John K Kezerian dod 7/1/2006
SMITH SYDNEY C	10286-42		6/10/1963		20,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2019	990	New Buil	400,000	O				
2/15/2019	213	Demoliti	19,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
11/7/2018	Mail Update	MM	Mary M
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	189	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
8/5/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 87444
GIS Ref:
GIS Ref:
Insp Date: 08/29/17

!10565!

PRINT

Date	Time
12/11/20	00:51:30

LAST REV

Date	Time
09/25/20	08:13:15

jorourke

PAT ACCT. 10565

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	87444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7486		Sq. Ft.	Site		0	90.	0.86	10									580,124						580,100	

Total AC/HA: 0.17185 | Total SF/SM: 7486 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 580,124 | Spl Credit | Total: 580,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	5.0	%
Override:			%
	Total:	5.95	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.90938735
Const Adj.:	0.99989998
Adj $ / SQ:	113.662
Other Features:	146759
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1178385
Depreciation:	70114
Depreciated Total:	1108271

COMMENTS

BMT IS ON LEDGE. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

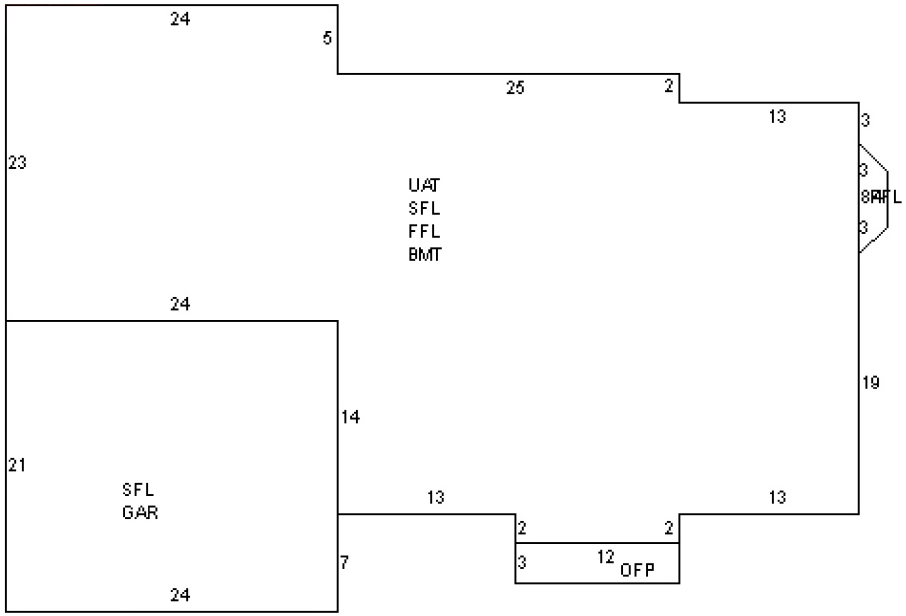
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.00
Special Features:	0	Val/Su Net:	163.08
Final Total:	1108300	Val/Su SzAd	273.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,270	113.660	258,013
FFL	First Floor	1,778	113.660	202,091
BMT	Basement	1,766	44.330	78,284
GAR	Garage	504	19.960	10,059
UAT	Upper Attic	442	79.560	35,127
OFP	Open Porch	36	44.000	1,584

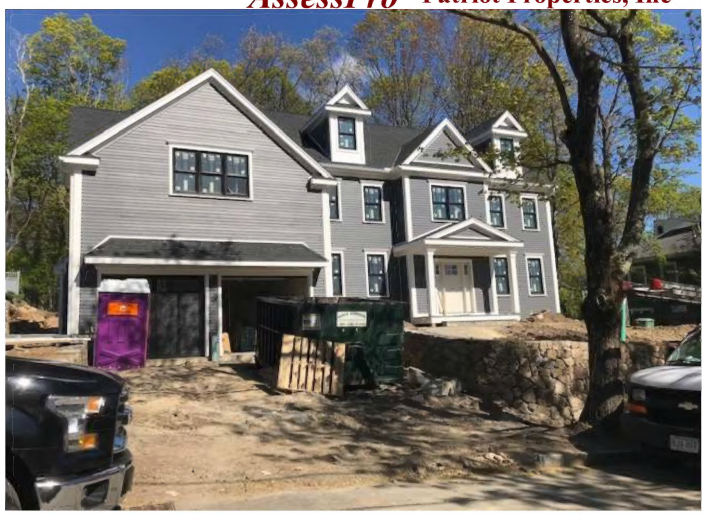
Net Sketched Area:	6,796			Total:	585,158
Size Ad	4048	Gross Are	8120	FinArea	5019

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1985	0.00	T	34	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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